

COMMITTEE ON PLANNING & DEVELOPMENT
(Standing Committee of Berkeley County Council)

Chairman: Mr. Charles E. Davis, District No. 4

A meeting of the **COMMITTEE ON PLANNING & DEVELOPMENT**, Standing Committee of Berkeley County Council, was held on **Monday, May 10, 2004**, in the Assembly Room of the Berkeley County Office Building, 223 North Live Oak Drive, Moncks Corner, South Carolina, at 6:37 p.m.

PRESENT: Mr. Charles E. Davis, Council Member District No. 4, Chairman; Mrs. Judith K. Spooner, Council Member District No. 2; Mr. William E. Crosby, Council Member District No. 3; Mr. Dennis L. Fish, Council Member District No. 5; Mrs. Judy C. Mims, Council Member District No. 6; Mr. Caldwell Pinckney, Jr., Council Member District No. 7; Mr. Steve C. Davis, Council Member District No. 8; Mr. James H. Rozier, Jr., Supervisor, ex officio; Mr. D. Mark Stokes, County Attorney; and Ms. Barbara B. Austin, Clerk of County Council. Mr. Milton Farley, Council Member District No. 1, was excused from this meeting.

In accordance with the Freedom of Information Act, the electronic and print media were duly notified.

During periods of discussion and/or presentations, minutes are typically condensed and paraphrased.

Chairman Charles Davis called the meeting to order and asked for approval of minutes from the Committee on Planning & Development Meeting held April 12, 2004.

APPROVAL OF MINUTES

It was moved by Council Member Spooner and seconded by Council Member Fish to approve the minutes as presented. The motion was passed by unanimous voice vote of the Committee.

A. Consideration of a Resolution approving Sangaree Special Tax District Advisory Commission By Laws.

Chairman Charles Davis stated he had changes to the By Laws, as follows:

- Page 2, Section B, Nomination: change from “Berkeley County Council” to “Berkeley County Council **Member representing the District**”. Nominations would still come before County Council, but the Council Member would make the nomination to Council.
- Page 3, Section 6, Election of Officers: change from “At the **last** meeting of each fiscal year” to “At the **first** meeting of each fiscal year”.

- Page 3, Section 6, Election of Officers: change from “The elected officers will assume their positions at the **first** meeting...” to “The elected officers will assume their positions at the **second** meeting...”

Council Member Pinckney stated that if there was any change to a person serving on a committee, the Council Member representing that particular district should be made aware of the change. A person should not be arbitrarily removed from a committee. This should apply to all boards and committees.

Council Member Fish stated this could not apply to all boards and committees, because some boards and committees do not have a representative from each and every district.

Council Member Spooner questioned the top of Page 4, wherein, it states, “In the event that a vacancy should occur, the remaining Advisory Commission members shall elect from among themselves a successor for the position to serve the remainder of the term and assume the role, duties and responsibilities of that position.”

Chairman Charles Davis responded that the paragraph in question pertained to Section 6, Election of Officers.

Council Member Spooner corrected a grammatical error on Page 5, second paragraph, last sentence, wherein, it states, “and attendance at meetings by the residents and property holders of Sangaree Special Tax District **are** welcomed”. It should read “**is** welcomed”.

It was moved by Council Member Mims and seconded by Council Member Spooner to approve for consideration, and as amended, a Resolution approving the Sangaree Special Tax District Advisory Commission By Laws. The motion was passed by unanimous voice vote of the Committee.

B. Ms. Madelyn H. Robinson, AICP, Interim Zoning Administrator, Re: Additional information in regard to amendments to the County’s Comprehensive Plan.

Ms. Madelyn Robinson stated that Council Members were provided four of the seven draft elements in the comprehensive plan (population, housing, cultural resources and natural resources). These elements contain highlights of changes (with regard to the census) since the comprehensive plan was written in 1999. Changes include the 2000 census update on housing, the new Cooper River Historic District, as well as conservation easements acquired.

Council Member Crosby questioned the large projected increase in population for Moncks Corner (157 percent change) and Wando (261 percent change).

Ms. Robinson responded that the percentage of change in population of Table 1.12 (Page 3) was a formula used by the Council of Governments (COG), and it was based on census information. These percentages were projections for the planning areas of Moncks Corner and Wando.

Supervisor Rozier stated the planning area included a large amount of land around Moncks Corner. Wando included the Daniel Island area. Each of the areas listed are planning areas and not confined to the municipal boundaries.

Ms. Robinson presented Council Members with a map (Map 1), that the Planning Staff recommended in place of the current future land use map. The map reflects designated growth areas, and changes recommended include:

- Rural Growth Area: between I-26, up through 176, and across 176 up to Cooper's Store Road
- Industrial Growth Area: Highway 27, up I-26.

Council Member Spooner asked if buffers along the interstate would be addressed?

Ms. Robinson responded that all industrial property must be buffered, including a buffer against the interstate as well.

Council Member Spooner recommended that industrial property buffers be revisited. Supervisor Rozier concurred.

Ms. Robinson presented Council Members with a second map (Map 2), reflecting adjusted recommendations by the Planning Commission, as follows:

- Residential growth area remained the same as Map 1.
- A light pink area titled O/LI along I-26 on Map 1 was corrected to reflect an industrial growth area (an intent from the comprehensive plan created in 1999). This area is already zoned heavy industrial.

Ms. Robinson continued by stating these maps were future land use maps reflecting areas in the County and designated by the County for encouraged types of growth.

Supervisor Rozier stated that the areas of these maps would not become a rezoning of property, but merely a recommendation for future consideration – a plan.

Council Member Pinckney asked what the difference was in acreage for Industrial/Commercial growth when comparing the two maps.

Ms. Robinson responded that 4,800 acres of land was already zoned as heavy industrial.

Supervisor Rozier stated that this acreage included 19 industrial/corporate parks around the County.

Ms. Robinson stated that the Planning Commission recommended an additional 650 acres be designated as industrial growth, due to the contention that the area already zoned heavy industrial was being under-utilized. The Planning Staff's recommendation would add an additional 3,900 acres of industrial growth versus 650 acres. Industrial growth included office, light industrial and heavy industrial.

Council Member Steve Davis asked how much of the 4,800 acres of land was being utilized at the present time.

Supervisor Rozier responded that Alcoa had 6,000 acres, with most of it in a conservation easement. Alcoa is using approximately 300 of the 6,000 acres as heavy industrial. It would be necessary to compile data in order to estimate the exact amount of acreage utilized as heavy industrial within the County. The plan was to have ample space for industry. Approximately 42,000 homes are being discussed for erection in unincorporated areas of Berkeley County. If that happens, and in order to keep the tax base stable and opportunities for people stable, plans have to be made for future growth in industry (commercial/office parks, etc.).

Council Member Mims requested that data be compiled reflecting the total amount of acreage along I-26 that is presently zoned heavy industrial and the total amount of acreage proposed for designation in that same area.

Ms. Robinson stated this comprehensive plan was just an update. In five years, when the comprehensive plan is redone, the process will be very similar to the one that took place in 1999. It will take eight to twelve months to complete.

Supervisor Rozier recommended an ad hoc committee be formed to discuss the revisions being made to the comprehensive plan.

Council Member Pinckney expressed his concern with sprawl, stating most families did not want to see their children moving from the community to secure employment, but at the same time, it was important to maintain the integrity of the community in which those families lived. Council Member Pinckney requested that citizens from the areas affected, but not affiliated with County Council or the Planning Commission, make up a part of the ad hoc committee.

Supervisor Rozier stated that 36 percent of Berkeley County's green space was protected from development.

Supervisor Rozier continued by stating there would be members of the Planning Commission on this ad hoc committee. Supervisor Rozier assured Council Member Pinckney that his district would be represented on the ad hoc committee.

The Committee accepted Ms. Robinson's presentation of Agenda Item **B** as information. No action was required.

C. Review prior to Second Reading of Bill No. 04-42, an ordinance to amend Ordinance No. 99-4-18, adopting a Comprehensive Plan for the County of Berkeley pursuant to South Carolina Code of Laws Section 6-29-510, 1976, as amended.

After deliberation to hold this item in Committee, Supervisor Rozier asked if there was a deadline for adoption.

Ms. Robinson responded that if review of the Comprehensive Plan was not completed by the end of June, a Bill in the State Legislature, if passed July 1st, would require an eighth element to be inserted into the plan.

It was moved by Council Member Spooner and seconded by Council Member Crosby to approve, prior to Second Reading, Bill No. 04-42. The motion was passed by majority voice vote of the Committee. Council Member Mims voted "nay".

It was moved by Council Member Crosby and seconded by Council Member Spooner to adjourn the Committee on Planning and Development. The motion was passed by unanimous voice vote of the Committee.

Meeting adjourned at 7:11 p.m.

June 14, 2004
Date Approved

**COMMITTEE ON PLANNING AND DEVELOPMENT
(Standing Committee of Berkeley County Council)**

Chairman: Mr. Charles E. Davis, District No. 4

Members: Mr. Milton Farley, District No. 1
Mrs. Judith K. Spooner, District No. 2
Mr. William E. Crosby, District No. 3
Mr. Dennis L. Fish, District No. 5
Mrs. Judy C. Mims, District No. 6
Mr. Caldwell Pinckney, Jr., District 7
Mr. Steve C. Davis, District No. 8
Mr. James H. Rozier, Jr., Supervisor, ex officio

A meeting of the **COMMITTEE ON PLANNING AND DEVELOPMENT**, Standing Committee of Berkeley County Council, will be held on **Monday May 10, 2004**, in the Assembly Room, Berkeley County Office Building, 223 N. Live Oak Drive, Moncks Corner, South Carolina, following the meeting the Committee on Justice and Public Safety, the Committee on Human Services and the Committee on Community Services at **6:00 p.m.**

AGENDA

APPROVAL OF MINUTES

April 12, 2004

A. Consideration of a Resolution approving Sangaree Special Tax District Advisory Commission By Laws.

B. Ms. Madelyn H. Robinson, AICP, Interim Zoning Administrator, Re: Additional information in regard to amendments to the County's Comprehensive Plan

C. Review prior to Second Reading of Bill No. 04-42, an ordinance to amend Ordinance No. 99-4-18, adopting a Comprehensive Plan for the County of Berkeley, pursuant to South Carolina Code of Laws Section 6-29-510, 1976, as amended.

May 5, 2004
S/Barbara B. Austin
Clerk of County Council